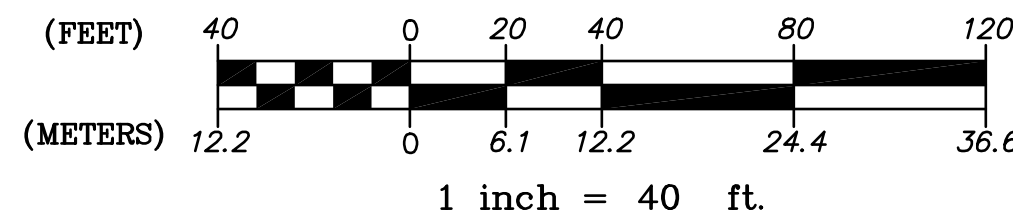


LOCUS PLAN
SCALE: 1" = 1,000'

LEGEND

- IPF IRON PIPE
- CBF CONCRETE BOUND FOUND
- (95/108) ASSESSORS PARCEL NUMBER

GRAPHIC SCALE



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
PLANNING BOARD OF
GRAFTON, MA

DATE: _____

"COMPLIANCE WITH ZONING OR OTHER
REGULATIONS IS NEITHER EXPRESSED
NOR IMPLIED"

FOR REGISTRY USE ONLY

PROPERTY INFORMATION

ASSESORS PARCEL NO.: MAP 95, LOT 108
LOT ADDRESS: 25 TRINITY AVENUE
OWNER OF RECORD: SCOTT B. LAMONT & MARGARET W. HAYNES
LOCUS DEED: WORCESTER DISTRICT REGISTRY OF DEEDS
BOOK 20966, PAGE 300
LOCUS PLAN: PLAN BOOK 453, PLAN 65, LOT 122
ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-20)
MINIMAL DIMENSIONAL REQUIREMENTS
LOT AREA: 20,000 SQ.FT.
LOT FRONTAGE: 80' (CUL-DE-SAC)
FRONT SETBACK: 30'
SIDE & REAR SETBACK: 15'

GENERAL NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
- 2) THIS PLAN WAS PREPARED FROM THE DEEDS AND PLANS OF RECORD CITED HEREON AND ACTUAL ON THE GROUND SURVEYS PERFORMED BY GRAZ ENGINEERING, LLC BETWEEN NOVEMBER 2011 AND APRIL 2015 TO THE ACCURACY STANDARDS REQUIRED BY THE COMMONWEALTH OF MASSACHUSETTS.
- 3) THE BOUNDARY LINE ALONG FISHERVILLE POND HAS BEEN COMPILED FROM MASS GIS AERIAL IMAGERY.
- 4) THE SITE LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY FOR THE TOWN AQUIFER AS DEPICTED ON THE ZONING MAP OF THE TOWN OF GRAFTON ADOPTED MAY 11, 2009.
- 5) AS DEPICTED HEREON, PORTIONS OF THE SITE LIE WITHIN ZONE AE OF THE FLOOD HAZARD AREA AS SET FORTH ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) MAP 25027C0837E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

PURPOSE STATEMENT:

- 1) THE PURPOSE OF THIS PLAN IS TO CREATE OUTLOT "A" FROM A PORTION OF THE LAND OF 25 TRINITY AVENUE TO BE DEEDED TO THE GRAFTON WATER DISTRICT AND TO DELINEATE THE PERMANENT WELLHEAD PROTECTION DEED RESTRICTION AREA (ZONE 1) ON THE REMAINING LAND OF 25 TRINITY AVENUE.
- 2) OUTLOT "A" IS "NOT A BUILDING LOT; NO FURTHER BUILDING MAY OCCUR WITHOUT FURTHER APPROVAL OF THE PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAW."
- 3) OUTLOT "A" DEPICTED HEREON SHALL BE ANNEXED TO ADJOINING LAND OF THE GRAFTON WATER DISTRICT (ASSESORS MAP 97, LOT 121, #25R TRINITY AVENUE) TO FORM A SINGLE UNDIVIDED LOT.

GENERAL CERTIFICATIONS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORD OF CURRENT RECORDED DEEDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BRIAN C. MACEWEN
P.L.S. NO.: 37736

REV.	DATE	DESCRIPTION	BY
JOB NUMBER:	SURVEY DATE:	FIELD BOOK NO.	PAGES
COMPUTED:	CHECKED:	DRAFTED:	BCM
SCALE:	PLAN DATE:	SHEET 1 OF 1	

PLAN OF LAND
25 TRINITY AVENUE
GRAFTON, MASSACHUSETTS

PROPERTY OWNER
SCOTT B. LAMONT & MARGARET W. HAYNES
25 TRINITY AVENUE, GRAFTON, MA

PREPARED FOR
GRAFTON WATER DISTRICT
44 MILLBURY STREET, GRAFTON, MA

GRAZ Engineering, L.L.C.

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